



AGENDA
KINGSBURG PLANNING COMMISSION
SPECIAL MEETING
THURSDAY, AUGUST 24, 2006
KINGSBURG CITY COUNCIL CHAMBER
1401 DRAPER STREET

1. **Call to order - Reminder for all Commissioners and Staff to speak clearly and loudly into the microphones to ensure that a quality recording is made of tonight's meeting. We ask that all those attending this meeting please turn off pagers and wireless phones.**
2. **Approval** of the July 13, 2006 minutes as mailed or corrected.
3. **Public Comments** - Any person may directly address the Commission at this time on any item on the agenda, or on any item that is within the subject matter jurisdiction of the Commission. A maximum of five minutes is allowed for each speaker.
4. **Amend the Growth Management Ordinance**
 - A. Presentation by Planning and Development Director Terry Schmal.
 - B. Conduct Public Hearing set for 5:00 P.M.
 - C. Commission discussion/recommendation to City Council.
5. **PUBLIC HEARING – Pre-Zone RZ-2006-03 – Pre-Zone 2 parcels, 11 acres on the s/w corner of 10th and Kamm Avenue, 20 acres on the east side of Madsen north of Kamm Avenue to R-1-7 –Bob Schoettler applicant.**
 - A. Presentation by Planning and Development Director Terry Schmal.
 - B. Conduct Public Hearing set for 5:00 P.M.
 - C. Commission discussion/action.
6. **PUBLIC HEARING – RZ-2006-02 - Pre-Zone approximately 20 acres to R-1-7 – Located D.R. Horton applicant.**
 - A. Presentation by Planning and Development Director Terry Schmal.
 - B. Conduct Public Hearing set for 5:00 P.M.
 - C. Commission discussion/action.
7. **Site Plan Review - SPR 2006-06 – For an Industrial Park Located At 120 Stroud Avenue, Applicant Abe Wiebe**
 - A. Presentation by Planning and Development Director Terry Schmal.
 - B. Commission discussion/action.

8. **Site Plan Review – SPR 2006-05, for Multi-Tenant Shops Building located on the northwest corner of Marion Street and Williams Street (Cotton Oil Site), applicant, Rauschenbach Marvelli Becker Architects, owner/representative Interra Vision.**
 - A. Presentation by Planning and Development Director Terry Schmal.
 - B. Commission discussion/action.
9. **Regulations For Gated Communities**
 - A. Presentation by Planning and Development Director Terry Schmal.
 - B. Commission discussion
10. **Conceptual Review for 93 lot Planned Unit Development located on Mendocino Avenue East of Gateway Subdivision. Applicant West Star Construction Representative Morton & Pitalo. (Olson Estates)**
 - A. Presentation by applicant, West Star Construction.
 - B. Commission discussion/recommendation to applicant.
11. **Conceptual Review for 83 lot Planned Unit Development located on Mendocino Avenue East of Gateway Subdivision. Applicant West Star Construction, representative Morton & Pitalo. (Kings Village)**
 - A. Presentation by applicant, West Star Construction.
 - B. Commission discussion/recommendation to applicant.
12. **Conceptual Review for 32 lot subdivision located north of Klepper Street between 14th Avenue and 18th Avenue (Estate of Frances Stimmell), applicant Highland Partners Group, representative Tim Brown.**
 - A. Presentation by representative, Tim Brown.
 - B. Commission discussion/recommendation to applicant.
13. **Kingsburg Redevelopment Agency Draft 2005-2009 implementation plan**
 - A. Presentation by City Manager Don Pauley.
 - B. Commission discussion/comments
14. **Future Items.**
15. **Adjourn** to the next regular meeting of the Kingsburg Planning Commission.